

O-1 NEIGHBORHOOD OFFICE DISTRICT

The O-1 Neighborhood Office District is designed to provide for an orderly conversion of older structures that are no longer useful, serviceable or desirable in their present uses to office use. It anticipates that office uses will be located in established areas of the city and in close proximity to apartments and other residential uses with limits to a maximum structure size of five thousand (5000) square feet. New construction designed to reinforce existing desirable characteristics of the neighborhood and not detrimental to the continued use of surrounding properties for residential purposes may also be accommodated in this district.

PERMITTED USES: 1,8,10,11,16,28,29,45

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 8: SINGLE-FAMILY DWELLINGS

Single-family detached dwellings located in appropriate residential areas.

UNIT 10: TOWNHOUSE

Single family residences which have either a townhouse design or a condominium ownership regime.

UNIT 11: DUPLEXES

A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families

UNIT 16: OFFICES, STUDIOS AND RELATED SERVICES

Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales

UNIT 28: HOME OCCUPATION

Permitted accessory use of a dwelling or gainful employment customarily carried on entirely within the residential dwelling, which is clearly incidental and secondary to the principal use of the structure for residential dwelling purposes by the

occupants of the residence. Additional requirements are stipulated in Article 3, Section 5 of the Zoning Regulations.

UNIT 29: HOME OFFICE

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence.

UNIT 45: HEALTH CARE CLINIC

An establishment where patients are admitted for examination and treatment on an outpatient basis, whether public or private, principally engaged in providing services for health maintenance and the treatment of physical conditions where patients are not usually lodged overnight.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,9,27,40

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 9: ZERO LOT LINE

Single family residences which have a zero lot line lot configuration.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 40: TEMPORARY CLASSROOMS

The addition of temporary or portable classrooms to public, private or denominational schools that are modular or prefabricated structures and established for a period of time not to exceed two (2) years with the intent to discontinue such use upon the expiration of the time period and removal of the structure from the site. Temporary classrooms do not involve the construction or alteration of any permanent building or structure. In addition, it shall be necessary for all units to meet the following requirements: 1) Zoning district regulations; 2) All building codes of the city; and 3) Be secured to a permanent masonry or concrete foundation

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- a. Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.

- b. Private greenhouses and horticultural collections.
- c. Flower and vegetable gardens.
- d. Swimming pools, tennis courts and similar recreation facilities

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed two stories.

AREA REGULATIONS

a. Residential uses

- (1) LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet for a single family dwelling and twelve thousand (12,000) square feet for a duplex. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line for a single family dwelling, and seventy (70) feet on a public street at the front setback line for a duplex. .
- (2) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (3) SIDE SETBACK. There shall be a side setback on each side of the building having a width of not less than ten (10) feet. The side setback shall be subject to applicable fire and building codes.
- (4) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

b. Office Uses

(1) SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	10'
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot (non residential use only) shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.